

## **Route 28 Station – South Study Meeting Notes**

Working Group Meeting #18  
L.L. Coates ES @ 7 PM, Wednesday 10-10-12

### **Administrative Items:**

- Chairman Fairfield opens meeting with Working Group (WG) approval of the previous meeting's summary (09-05-12), with a minor change regarding the cancelled 09-24-12 WG meeting.

**Name Change/Schedule:** Clara Johnson, Fairfax County Department of Planning and Zoning (DPZ), raises the issue of changing the name of the WG and Study to reflect the new Fairfax County Board of Supervisors-endorsed name for the planned Metro station, Innovation Center. She also discussed the next steps for staff and the WG for the upcoming months. The discussion included description of tasks, when they may be worked on and by whom. See the following link for the presentation (pages 3-7):

[http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/dpz\\_28\\_wg\\_ppt\\_10\\_10\\_12.pdf](http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/dpz_28_wg_ppt_10_10_12.pdf)

### **Q&A, Comments:**

- WG chair Jeff Fairfield indicated he would like to maintain the current WG and study names to avoid confusion.

**Parks & Rec/ Schools Impacts:** Faheem Darab, DPZ, presented Fairfax County Public Schools and Park Authority analysis of the so-called land use scenario E.1 See the following link for the presentation (pages 8-13):

[http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/dpz\\_28\\_wg\\_ppt\\_10\\_10\\_12.pdf](http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/dpz_28_wg_ppt_10_10_12.pdf)

### **Q&A, Comments:**

- In response to questions, staff indicated that the schools analyses assumed mid-rise residential development for the study area.

**GMU Forecast Update:** Sterling Wheeler, DPZ, discussed the updated forecast from the George Mason University Center for Regional Analysis. See the following link for the presentation (pages 14-16):

[http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/dpz\\_28\\_wg\\_ppt\\_10\\_10\\_12.pdf](http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/dpz_28_wg_ppt_10_10_12.pdf)

### **Q&A, Comments:**

- WG member Rae Noritake seeks confirmation that the WG was planning out to 2030 and GMU's forecast is for that time period.
  - Sterling responds that no, the GMU forecast is for guidance. You plan out to your vision, whether it's 2030, 2050 or beyond.
  - Mike Garcia adds that staff is attempting to mitigate the effects of a certain amount of development. It is less of an issue of when exactly that amount of development will occur.

**Land Use Discussion:** Clara Johnson, DPZ, discusses the draft land unit text for the study area. She also seeks the WG's input on proposed Plan guidance for 5 parcels outside of the WG's study area. The 5 parcels are on the north side of the Toll Road along Centreville Road/Elden Street.

See the following link for the presentation (pages 17-25):

[http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/dpz\\_28\\_wg\\_ppt\\_10\\_10\\_12.pdf](http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/dpz_28_wg_ppt_10_10_12.pdf)

**Q&A, Comments:**

- WG member Mike Romeo wants to review the study area's historic resources mentioned within the current Plan's areawide guidance.
- WG member Sarah Newman requests Plan language for the proposed sub-unit A-5 that would protect the adjacent residential uses on the south side of Frying Pan Road.
- WG member Tom Gilmore suggests proposed sub-unit A-5 is less appropriate for mid and high-rise residential which is more appropriate for the designated Transit-Oriented Development areas within ½ mile of the station.
- WG member Rae Noritake moves that the WG endorse staff's proposed Plan text for the 5 commercial parcels along Centreville Road north of the Toll Road.
  - The WG discussed the purpose of adding site specific text and much of the discussion centered on pedestrian and bicycle access from this property to the study area south of the Toll Road. WG chair Jeff Fairfield seconds the motion. All present WG members vote to endorse the motion, except one member voting to oppose.

**Next Meeting Dates:**

- 10-25-12 (Thursday)
- 11-14-12 (Wednesday)